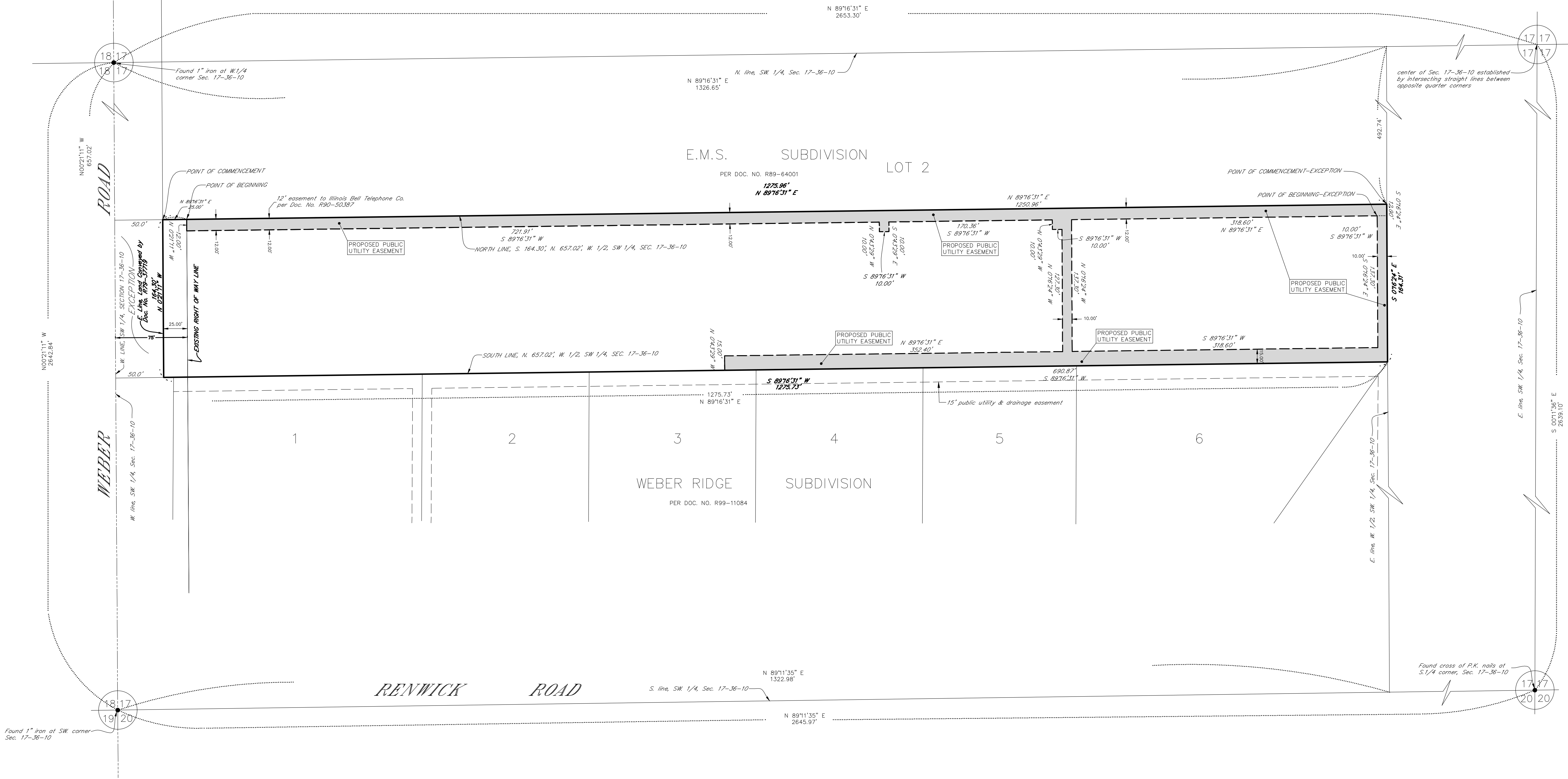


P.I.N. 11-04-17-300-016
PLAT OF EASEMENT
FOR PUBLIC UTILITIES
TO THE VILLAGE OF ROMEOVILLE, ILLINOIS

LEGEND
meas. MEASURED
rec. RECORDED
calc. CALCULATED
● FOUND SURVEY MONUMENT
■ SET 5/8" REBAR UNLESS OTHERWISE NOTED
▨ PROPOSED PUBLIC UTILITY EASEMENT AS NOTED

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.

MAIL TO:

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	08-28-2012	REVISED PER VILLAGE REVIEW	DJZ
2	04-11-2017	REVISED PER UPDATED PUD PLAN	DJZ
3	05-31-2017	REVISED PER VILLAGE REVIEW	DJZ
4	07-03-2018	REVISED PER AS-BUILT/VILLAGE REVIEW	DJZ
7	08-17-2018	REVISED PER VILLAGE REVIEW	ech

RT & A		Ruettiger, Tonelli & Associates, Inc.	
Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants		129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60044	
PH. (815) 744-6600 FAX (815) 744-0101		website: www.ruettigertonnelli.com	
DATE: 7-25-2012	SCALE: 1" = 50'	DRAWN BY: R.P.	CHECKED BY: D.Z.
PREPARED FOR:	PEARL STREET COMMERCIAL, LLC, 2519 FIELDING DRIVE GLENVIEW, IL 60026	FIELD BOOK:	PAGE:
DRAWING TITLE:	PLAT OF EASEMENT	DRAWING No.:	309-0173-E
			WATERMAIN SHEET 1 OF 2

PLAT OF EASEMENT

FOR PUBLIC UTILITIES
TO THE VILLAGE OF ROMEOVILLE, ILLINOIS

LEGAL DESCRIPTION –PROPOSED PUBLIC UTILITY EASEMENT

THAT PART OF THE SOUTH 164.30 FEET OF THE NORTH 657.02 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTH 164.30 FEET, AND THE EAST LINE OF THE LAND CONVEYED TO THE COUNTY OF WILL, STATE OF ILLINOIS BY WARRANTY DEED RECORDED AS DOCUMENT NO. R79–37719; THENCE NORTH 89 DEGREES 16 MINUTES 31 SECONDS EAST, ON SAID NORTH LINE, 25.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 16 MINUTES 31 SECONDS EAST, ON SAID NORTH LINE, 1250.96 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREE 16 MINUTES 24 SECONDS EAST, ON SAID EAST LINE, 164.31 FEET TO THE SOUTH LINE OF SAID NORTH 657.02 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 31 SECONDS WEST, ON SAID SOUTH LINE, 690.87 FEET; THENCE NORTH 00 DEGREES 43 MINUTES 29 SECONDS WEST, 15.00 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 31 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID NORTH 657.02 FEET, 352.40 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 24 SECONDS WEST, PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER, 127.30 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 31 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTH 164.30 FEET, 10.00 FEET; THENCE NORTH 00 DEGREES 43 MINUTES 29 SECONDS WEST, 10.00 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 31 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTH 164.30 FEET, 170.36 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 29 SECONDS EAST, 10.00 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 31 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTH 164.30 FEET, 10.00 FEET; THENCE NORTH 00 DEGREES 43 MINUTES 29 SECONDS WEST, 10.00 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 31 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID SOUTH 164.30 FEET, 721.91 FEET, TO A LINE 25.00 FEET EAST OF, AS MEASURED PERPENDICULAR TO, THE EAST LINE OF THAT PART OF THE LAND CONVEYED TO THE COUNTY OF WILL, STATE OF ILLINOIS BY WARRANTY DEED RECORDED AS DOCUMENT NO. R79–37719; THENCE NORTH 00 DEGREES 21 MINUTES 11 SECONDS WEST, ON SAID EAST LINE 12.00 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTH 164.30 FEET, AND THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 16 MINUTES 24 SECONDS EAST, ON SAID EAST LINE, 12.00 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 31 SECONDS WEST, PARALLEL WITH SAID NORTH LINE, 10.00 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 24 SECONDS EAST, PARALLEL WITH SAID EAST LINE, 137.30 FEET; THENCE SOUTH 89 DEGREES 16 MINUTES 31 SECONDS WEST, PARALLEL WITH SAID NORTH LINE, 318.60 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 24 SECONDS WEST, PARALLEL WITH SAID EAST LINE, 137.30 FEET; THENCE NORTH 89 DEGREES 16 MINUTES 31 SECONDS EAST, PARALLEL WITH SAID NORTH LINE, 318.60 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

EASEMENT PROVISIONS
AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NICOR GAS CO.") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT," "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER "NICOR GAS CO." FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR GAS CO.. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(e) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(e)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNED ON THIS PLAT BY OTHER TERMS.

UTILITY EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF ROMEOVILLE AND TO THOSE COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE INCLUDING, BUT NOT LIMITED TO, COMMONWEALTH EDISON COMPANY, SBC, NICOR GAS COMPANY AND CABLE TELEVISION COMPANIES AND THEIR SUCCESSORS AND ASSIGNS OVER ALL THE AREAS MARKED "ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY LINES, INCLUDING BUT NOT LIMITED TO, SANITARY SEWERS, WATER MAINS, STORM SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CONNECTIONS, APPLIANCES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OVER, UPON, ALONG, UNDER, AND THROUGH, SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, PLANTS, OR OTHER APPURTENANCES ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE UTILITIES. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID EASEMENT BUT SAME MAY BE USED AT THE RISK OF THE OWNER FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE VILLAGE OF ROMEOVILLE, THESE PROVISIONS GRANT CERTAIN RIGHTS TO THE VILLAGE OF ROMEOVILLE; HOWEVER, THE MAINTENANCE RESPONSIBILITY FOR THESE IMPROVEMENTS IS BORNE BY THE LAND OWNER.

OWNER'S CERTIFICATE

STATE OF ILLINOIS))SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT _____, IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON AND AS SUCH OWNERS, HAVE CAUSED THE PROPERTY TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNERS, DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT (CITY) _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20_____.

OWNER: (PRINT) _____OWNER: (SIG)_____

OWNER: (PRINT) _____OWNER: (SIG)_____

ATTEST: (SIG) _____ATTEST (TITLE)_____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS))SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, AND _____, THE OWNERS, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH _____, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNERS, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, A.D., 20_____

NOTARY PUBLIC SIGNATURE _____

PRINT NAME _____ SEAL

VILLAGE CERTIFICATE

STATE OF ILLINOIS))SS
COUNTY OF WILL)

APPROVED BY THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF ROMEOVILLE, ILLINOIS AT A MEETING HELD

THE _____ DAY OF _____, A.D., 20_____.

BY: _____
VILLAGE PRESIDENT

BY: _____
VILLAGE CLERK

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS))SS
COUNTY OF WILL)

THIS INSTRUMENT NUMBER _____
WAS FILED FOR THE RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS

ON THIS _____ DAY OF _____, A.D., 20_____.

WILL COUNTY RECORDER

STATE OF ILLINOIS))SS
COUNTY OF WILL)

RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM No. 184–001251, HEREBY CERTIFIES THAT IT HAS PLATTED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID LEGAL DESCRIPTION.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, _____.

BY: _____
DAVID J. ZIENTEK – LICENSE NO. 035–003524
ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11–30–2018)
TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

REVISIONS		
No.	DESCRIPTION	BY
1	08-28-2012 REVISED PER VILLAGE REVIEW	DJZ
2	04-11-2017 REVISED PER UPDATED PUD PLAN	DJZ
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Ruettiger, Tonelli & Associates, Inc.

Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants

129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404

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website: www.ruettigertonelli.com

DATE: 7–25–2012

SCALE: 1" = 50'

DRAWN BY: R.P.

CHECKED BY: D.Z.

PREPARED FOR:

PEARL STREET COMMERCIAL, LLC.
2519 FIELDING DRIVE
GLENVIEW, IL 60026

FIELD BOOK:
PAGE:

DRAWING No.:
309-0173-E
WATERMAIN
SHEET 2 OF 2

DRAWING TITLE:

PLAT OF EASEMENT

MAIL TO: